

Town of Bolton
PLANNING BOARD MINUTES
Thursday, January 12, 2023
6:00 p.m.
Town of Bolton Town Hall

SEQR = State Environmental Quality Review
PB = (Town of Bolton) Planning Board
WCPS = Warren County Planning Staff
APA = Adirondack Park Agency
LGPC = Lake George Park Commission
DEC = Dept. of Environmental Conservation

Present: Chairman Herb Koster, Planning Board Members; John Cushing, Kirk VanAuken, Gena Lindyberg Sandi Aldrich, Acting Zoning & Planning Director - Joshua Westfall, AICP & Town Counsel – Brian Reichenbach

Absent: David Smith & John Gaddy

The meeting was called to order at 6:03 PM.

Regular Meeting

Chairman Koster asked if there were any changes or corrections to the November 17, 2022 minutes.

RESOLUTION:

Motion by Sandi Aldrich to approve the November 17, 2022 minutes as presented. **Seconded by** John Cushing. Gena Lindyberg abstained. **All others in Favor. Motion Carried.**

- 1. SD21-09 Curri Estates.** Represented by Pietrzak & Pfau. Applicant seeks a major subdivision of a 26.25-acre lot into seven (7) conforming lots of various sizes ranging from 1.50 to 5.14 +/- acres. Section 156.00 Block 1 Lot 38.4. Zone RL3 and LC25. Property Location: Finkle Road (E. of Town Highway Garage). Subject to WCPA, APA, SEQR, LWRP and Major Stormwater Review.

Joe Pfau of Pietrzak & Pfau presented the following:

- They are here tonight to set a Public Hearing.

Gena Lindyberg inquired about Town of Bolton Water Department approvals. Mr. Pfau said they are in discussion with them and are hoping to have something in writing prior to the next meeting.

John Cushing asked if they had any input from the Fire Department. Mr. Pfau stated that he had not heard back from them. Herb Koster said he didn't believe they would reply as they don't like to give out recommendations.

John Cushing inquired about the road width. Mr. Pfau replied that it was 18' which is the standard in the code.

Herb Koster asked about placing the fire hydrant at the bottom of the road. Mr. Pfau stated that he would like to do this. Atty. Reichenbach stated that they would need to meet the road width requirement.

Sandi Aldrich inquired about the recreation. Mr. Pfau stated that there was a piece of property in between their parcel and the parcel in question. He detailed this on the plans. He said if the Board could make it work with the other property owner, they would certainly do whatever they would need to do.

John Cushing asked if the cul-de-sac diameter would allow for fire trucks to turn around. Mr. Pfau replied yes.

RESOLUTION:

Motion by Kurt VanAuken to schedule a Public Hearing for SD21-09 at the February 16, 2023 Planning Board Meeting where the applicant can address any and all comments satisfactory to the Planning Board, the Water Department, the Town Engineer, and the Fire District (As applicable). **Seconded by John Cushing. All in Favor.** Motion Carried.

2. **SPR22-18 Beale/Audette.** Represented by EDP and Flynn Design Studio. Applicant seeks Type I Site Plan Approval and major stormwater review for the development of two multifamily dwellings (triplex units) on two lots (resulting from proposed SD22-02). The resulting structures will share one access point from NYS 9N and be served by well water and private septic systems. Section 213.13, Block 1, Lot 33. Property Location: Lake Shore Drive. Zone: RCM 1.3. Subject to APA, WCPA, SEQR, LWRP review.

This application was tabled at the applicant's request

3. **SPR22-22 Carusso Timbering.** Applicant seeks Type II Site Plan Review for timber harvest per §200-14, on 8.03-acre lot. Approximately 7+/- acres are to be disturbed. Applicant has reviewed project with Warren County Soil and Water (10/2022). Section 156.00, Block 1, Lot 75. Property Location: North Bolton Road. Zone: RL3. Subject to APA, WCPA, SEQR, LWRP review.

Kurt Koskinen of Sustainable Forestry presented the following:

- This is a minor harvest of trees 14" or larger beyond the buffer zone of the road, which will amount to 8 or 9 truckloads of logs.
- There is an extensive analysis and logging report with Warren County Soil & Water plan that will be followed in detail.
- There is a basal area of 60 sq/ft per acre.
- Nothing will be harvested within the 75' no cut zone.
- The landing site will be beyond the buffer zone.
- No hardwood trees will be harvested.

Gena Lindyberg asked if they would be following the LGPC guidelines. Mr. Koskinen replied yes.

Herb asked when they would be conducting the logging operation. Mr. Koskinen replied, this winter and it would be for 2 or 3 weeks while the ground is frozen.

John Cushing asked Mr. Koskinen if he would be inspecting the logging operation. Mr. Koskinen replied, yes, he would be going there weekly. He stated he would be happy to submit a weekly report to the Zoning Administrator.

RESOLUTION:

Motion by Kirk VanAuken to accept SPR22-22 as complete; waive the Public Hearing, having met the criteria set forth in the code, grant final approval of the project as presented. This motion includes a SEQR & LWRP analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented with the following conditions:

- 1) DEC and LGPC guidelines are to be followed.
- 2) All recommendations provided by the Warren County Soil and Water Conservation District will be followed.
- 3) The construction entrance should be developed prior to any logging and should be checked by the applicant after every rain event.
- 4) The area to be cut should be flagged prior to any logging.
- 5) The Zoning Office will inspect the site prior to and during cutting operation. **Seconded by Sandi Aldrich. All in Favor. Motion Carried.**

- 4. SPR22-23 Auletta Timbering.** Applicant seeks Type II Site Plan Review for timber harvest per §200- 14, on 28.71-acre lot. Approximately 24+/- acres are to be disturbed. Applicant has reviewed project with Warren County Soil and Water (10/2022). Section 123.00, Block 2, Lots 57.21; 57.22;57.23; 57.24. Property Location: 522 New Vermont Road. Zone: RL3. Subject to WCPA, SEQR, LWRP review.

Kurt Koskinen of Sustainable Forestry presented the following:

- This is a minor harvest of trees 14” or larger beyond the buffer zone of the road, which will amount to 10 truckloads of logs and approximately 13-14 loads of pulpwood.
- There is a basil area of 60 sq/ft per acre.
- Nothing will be harvested within the 75’ no cut zone.
- The landing site will be well beyond the buffer zone.
- No hardwood trees will be harvested.
- There is an extensive analysis and logging report with Warren County Soil & Water plan that will be followed in detail.
- They are hoping to complete the project during the winter while the ground is frozen, but if they cannot accomplish this they will do so during the summer when the ground is dry.

Sandi Aldrich asked about the wetland on the parcel. Mr. Koskinen stated there was a 75”

buffer around this area.

RESOLUTION:

Motion by John Cushing to declare the Bolton Planning Board as lead agency for SPR22-23.

Seconded by Gena Lindyberg. **All in Favor. Motion Carried.**

Motion by John Cushing to accept SPR22-23 as complete; waive the Public Hearing, having met the criteria set forth in the code, grant final approval of the project as presented. This motion includes a SEQR & LWRP analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented with the following conditions:

- 1) DEC and LGPC guidelines are to be followed.
- 2) All recommendations provided by the Warren County Soil and Water Conservation District will be followed.
- 3) The construction entrance should be developed prior to any logging and should be checked by the applicant after every rain event.
- 4) The area to be cut should be flagged prior to any logging.
- 5) The Zoning Office will inspect the site prior to and during cutting operation. **Seconded by** Sandi Aldrich. **All in Favor. Motion Carried.**

5. **SPR22-28 Galeano Campground.** Applicant seeks Type II Site Plan Review proposal for the development of a campground facility to feature platformed tent structures. Section 123.00, Block 2, Lot 1, Zone RR10 and LC 25. Property Location: 193 Hendricks Road. Will be subject to WCPA, APA, SEQR and LWRP review.

This application was tabled at the applicant's request

6. **SPR22-26 American Tower Corporation.** Applicant seeks Site Plan Approval related to §200-99 to modify a previously approved cell tower site. Applicant is adding 80 KwH generator in existing lease space. All work will be at ground level, no tower work. Section 139.00, Block 1, Lot 77. Property Location: 1792 E Schroon River Rd. Zone: LC45. Subject to APA, WCPA, SEQR, LWRP review.

RESOLUTION:

Motion by Sandi Aldrich to table SPR22-26 to the February 16, 2023 meeting as applicant was absent. **Seconded by** Gena Lindyberg. **All in Favor. Motion Carried.**

7. **SPR22-27 Cindy and Kevin Towers.** Represented by EDP. Applicant seeks Type II Site Plan Approval and Stormwater Approval related to the construction of single-family residential structure. Total site development will consist of a paved driveway, stormwater management devices, on-site wastewater management and a detached 24' x 30' garage. Section 199.08, Block 1, Lot 3. Zone: LC45 Property Location: 1014 Wall Street. Subject to APA, WCPA, SEQR, LWRP review.

This application was tabled at the applicant's request

The meeting was adjourned at 7:02 PM.

Minutes respectfully submitted by Kate Persons.